

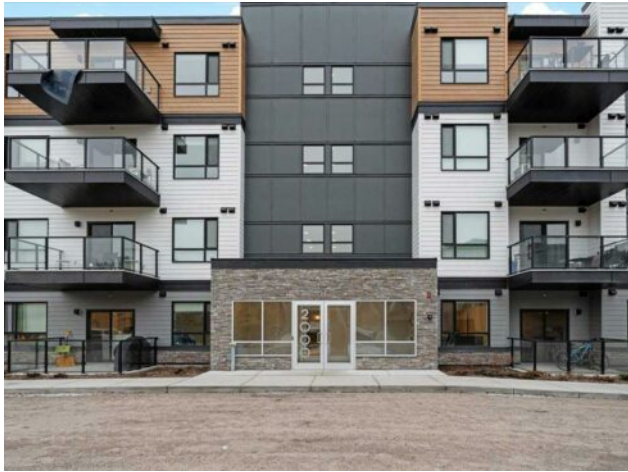


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2302, 42 CRANBROOK Gardens SE
Calgary, Alberta

MLS # A2207000



\$364,500

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 357
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Fantastic Opportunity in Cranston's Riverstone! This beautifully designed 2 Bed / 2 Bath condo offers 860 SQFT of open-concept living with high ceilings, luxury vinyl plank flooring, and loads of natural light. The modern kitchen features quartz countertops, upgraded cabinetry, stainless-steel appliances, and a large island with seating—perfect for entertaining! The spacious primary suite includes a walk-through closet and private 4-piece ensuite, while the second bedroom and bath offer great flexibility. Enjoy a private balcony, a large laundry room with extra storage potential, and 1 heated underground parking stall. Steps to Fish Creek Park, Bow River pathways, and close to Seton amenities, South Health Campus, and major roadways. Pet-friendly (with board approval). Ideal for first-time buyers, downsizers, or investors—this one won't last long!